

## ***Identification of the Area***

**Name or Designation: I-90 Corridor to E Renton**

### **Area 75**

#### **Boundaries:**

West – Mercer Island and Lake Washington

North – SE 24<sup>th</sup> St to 132<sup>nd</sup> Ave NE to NE 8<sup>th</sup> St.

East – I-90 and 276<sup>th</sup> Ave SE, approximately

South – S 208th St.

#### **Maps:**

A general map of the area is included in this report. More detailed Assessor's maps are located on the 7<sup>th</sup> floor of the King County Administration Building.

#### **Area Description:**

Area 75 is composed of the I-90 corridor from Mercer Island to Issaquah and south to include the Renton Highlands and Fairwood. The I-90 corridor is central to South Bellevue's office market and other commercial businesses. Office and apartment vacancy rates continue to improve this year. Retail has remained healthy. Industrial properties have also seen a dip in vacancy rates.

### **MERCER ISLAND**

Mercer Island, Area 75-10, is an upscale community located in Lake Washington between Seattle and Bellevue. It is connected by I-90 to both cities. Mercer Island has a community center that was completed in 2005. Downtown Mercer Island continues to be undergoing an extensive makeover. The south end of the island also features a redeveloped neighborhood shopping center. When the new projects are completed, hundreds of new apartments and condominiums will be added to the town center and provide new office and retail space for existing and relocated businesses. The primary zone codes in Mercer Island are TC, P, MF-2, MF-3, CO, B, PBZ, and a variety of residential codes.

<b>Land Use</b>	<b>Rent Range Per Sq Ft</b>	<b>Vacancy/Collection Loss Percentage</b>	<b>Expense Rate Per Sq Ft</b>	<b>Capitalization Rate</b>
Office / Medical Office	\$19.50 to \$32.50	5% to 7%	\$6.50/SF to \$7.75/SF	7.00% to 8.50%
Retail / Mixed Use	\$15.50 to \$29.50	5% to 10%	5% to 10%	7.25% to 8.25%

## BELLEVUE

Areas 75-20 Factoria, 75-30 Bellevue/I-90 Corridor, 75-85 Lake Hills, & 75-86 Crossroads comprise the Bellevue neighborhoods contained in this report. South Bellevue is a busy and often congested section because of its numerous shopping centers. It offers most major services as well as ample employment opportunities to its residents.

The primary commercial zoning codes in Factoria are: F1, F2, F3, CB, O, R10, R20 and R30. The primary commercial zoning codes along the I-90 corridor are: CB, O, OLB, LI, R5, R10, and R20. East Bellevue and Lake Hills neighborhoods remain mostly residential communities and offer much smaller and more unassuming shopping and service facilities. The primary zoning codes in Lake Hills are CB, NB, O, PO, R5, R10, R15, R20, and R30.

Land Use	Rent Range Per Sq Ft	Vacancy/Collection Loss Percentage	Expense Rate Per Sq Ft	Capitalization Rate
Office / Medical Office	\$17.50 to \$28.00	3% to 10%	\$6.50/SF to \$7.75/SF	7.00% to 8.50%
Retail / Mixed Use	\$15.00 to \$29.00	3% to 8%	5% to 10%	7.00% to 8.50%
Industrial Warehouse	\$9.25 to \$14.75	10%	10%	7.25% to 8.75%

## NEWCASTLE/NEWPORT HILLS

The City of Newcastle, Area 75-70, was incorporated in September of 1994 after a group of citizens sought autonomy from King County. It has an area of 4.4 square miles. Newcastle was home to coal mines between 1863 and 1963. Newcastle has continued to experience healthy growth. The city's business community is most adequately described as a retail service economy and provides a retail core for neighborhood type commercial activity. It is most comparable to south Bellevue. The opulent Newcastle Golf Club is open to the public and is situated directly on one of the former large coal mines. The primary zoning codes are CB, LOS, MU, O, R4, R6, R8, R12, and R24. The schools are served by the Issaquah and Renton School Districts.

Newport Hills, again Area 75-70, is located south of Factoria along the I-405 corridor. This community offers easy freeway access. It was largely developed in the 1960's and 1970's and consists mostly of residential housing with apartments and condominiums. Newport Hills has its own community shopping center which caters to neighborhood commercial activity and a swim club. The primary zoning codes in its business district are NB, PO, R5, and R30.

Land Use	Rent Range Per Sq Ft	Vacancy/Collection Loss Percentage	Expense Rate Per Sq Ft	Capitalization Rate
Office / Medical Office	\$17.00 to \$26.00	5% to 11%	\$6.50/SF to \$7.75/SF	7.00% to 8.50%

Retail / Mixed Use	\$13.75 to \$23.00	3% to 10%	5% to 10%	7.25% to 8.75%
Industrial Warehouse	\$8.50 to \$13.75	10%	10%	7.50% to 9.00%

## RENTON

Renton, Areas 75-60 and 75-65, are located in King County and accessible by I-405, SR 167, SR 169, and I-5. The principal employers in Renton are Boeing, Valley Medical Center, Renton School District, Paccar, and the Federal Aviation Association; though the employment base in Renton continues to diversify with internet type companies as well as many jobs in the service sector.

The Renton Highlands have a great deal of commercial properties consisting of retail, restaurants, industrial sites, and an abundance of multi-family units. Many of the newer residential developments in Renton are in this area. Along Sunset Boulevard, many buildings are still aged and this section is no longer the primary commercial center for the Renton Highlands. NE 4<sup>th</sup> St is the more desirable shopping and commercial center with superior grocery stores, coffee houses, and other retail services to benefit the residents of new single-family homes and condominium and apartment dwellers in this area. Most of the commercial zoning codes in this area consist of CA, CC, CN, CO, CS, RM-1, RM-C, R8, R-10, IL, and IL-P.

The Fairwood area of Renton offers primarily residential living with neighborhood shopping centers, schools, churches, and a large land fill. Most of the commercial zoning codes are: CBSO, CC, CD, CN, COR, IL, M, MP, NB, NBSO, OSO, P-1 and abundant multi-family/residential zoning codes: R12SO, R14, R18SO, RMC, etc.

Land Use	Rent Range Per Sq Ft	Vacancy/Collection Loss Percentage	Expense Rate Per Sq Ft	Capitalization Rate
Office / Medical Office	\$15.50 to \$23.50	3% to 10%	\$6.00/SF to \$7.25/SF	7.50% to 8.75%
Retail / Mixed Use	\$12.00 to \$23.00	3% to 10%	5% to 10%	7.25% to 8.75%
Industrial Warehouse	\$8.50 to \$13.00	5% to 10%	10%	7.50% to 9.00%

## ISSAQUAH

Old Issaquah, Area 75-50, maintains a charming small village atmosphere with art galleries, a modern library, specialty boutiques, antique shops, a live theatre, restaurants, a Saturday public market, a historic depot, a winery, and a chocolate factory.

The largest concentration of major retail and office space has been located on Gilman Boulevard and North of I-90 since the early 1990's. Old downtown Issaquah still consists mostly of freestanding retail buildings (frequently under 2,000 SF) and modest office buildings occupied by small business owners rather than large chain industries. The primary zoning codes in Issaquah are: CBD, CF-F, CF-R, MF-H, MF-M, R, R4, SF-D, and SF-SL.

Land Use	Rent Range Per Sq Ft	Vacancy/Collection Loss Percentage	Expense Rate Per Sq Ft	Capitalization Rate
Office / Medical Office	\$16.50 to \$25.50	3% to 11%	\$6.00/SF to \$7.75/SF	7.00% to 8.50%
Retail / Mixed Use	\$14.50 to \$27.00	3% to 7%	10%	7.00% to 8.50%
Industrial Warehouse	\$9.00 to \$13.75	10%	10%	7.50% to 8.75%

### ***Physical Inspection Area:***

Neighborhood 75-65 was physically inspected this year. It consists of the Fairwood section of Renton. This area consists of many smaller commercial structures with only a few mid-size neighborhood shopping centers. The Valley Medical facilities are very prominent in this area.

### ***Preliminary Ratio Analysis:***

A Preliminary Ratio Study was done in January of 2007. The study included sales of improved parcels and showed a COV of 23.05%.

The study was also repeated after application of the 2007 recommended values. The results are included in the validation section of this report, showing a change in the COV from 23.05 % to 14.55 %.

### ***Scope of Data***

#### **Land Value Data:**

Vacant sales from 1/03 to 12/06 were given primary consideration for valuing land.

#### **Improved Parcel Total Value Data:**

Sales information is obtained from excise tax affidavits and reviewed initially by the Accounting Division, Sales Identification Section. Information is analyzed and investigated by the appraiser in the process of revaluation. Calling the purchaser or seller, inquiring in the field, or calling the real estate agent verified all sales if possible. Characteristic data is verified for all sales if possible. Due to time constraints, interior inspections were limited. Sales are listed in the "Sales Used" and "Sales Not Used" sections of this report. Additional information resides in the Assessor's procedure manual located in the Public Information area of the King County Administration Building.

#### **Land Value**

### ***Land Sales, Analysis, Conclusions***

The market in 2006 continues to show appreciation of land values throughout most of Area 75. The land prices increased to accommodate market escalation.

Sales from 1/2003 to 12/2006 were used to determine indicated market ranges for each neighborhood based on zoning. In some neighborhoods, due to the lack of recent sales, older sales and sales from adjacent neighborhoods were considered.

The recommended land value for the 2007 assessment year results in an overall average change from the 2006 assessment year of 18.74 %. The total assessed land value for the 2006 assessment year for Area 75 was \$1,523,651,850 and the total recommended land assessed value for the

2007 assessment year is \$1,809,142,300. This is primarily due to value increases in Mercer Island, Bellevue, and Renton.

#### **Area 75-10: Mercer Island**

Mercer Island land sales demonstrate that land prices have increased substantially and needed to be raised in order to reach realistic market prices. The demand for Mercer Island commercial land is high and it is a scarce commodity. Downtown Mercer Island continues to undergo a major transformation and thus much commercial space and multi-family units are being created

Vacant land prices for commercially zoned parcels in Mercer Island are now between \$80 and up to \$100+ per SF.

Parcel Number	Sale Date	Sale Price	Lot Size	Zoning	Neighborhood	Price / SQ FT
531510-1185	Jul-03	\$4,300,000	88,672	TC	Downtown Mercer Is	\$48.49
531510-1250	Dec-03	\$2,000,000	12,718	TC	Downtown Mercer Is	\$157.26
531510-1495	Mar-04	\$1,700,000	19,527	TC	Downtown Mercer Is	\$87.06
531510-1236	Feb-05	\$1,335,000	15,526	TC	Downtown Mercer Is	\$85.98
531510-1465	Oct-05	\$5,950,000	56,374	TC	Downtown Mercer Is	\$105.55

The average increase for land on Mercer Island is 16.01% over last year's value.

#### **Areas 75-20 Factoria, 75-30 Bellevue/I-90 Corridor, 75-85 Lake Hills, & 75-86 Crossroads comprise the Bellevue neighborhoods.**

Commercial new construction was stable in 2006. Land prices are still increasing.

Neighborhoods 75-85 and 75-86 are primarily residential areas with neighborhood shopping centers. Factoria remains the primary shopping and commercial center of south Bellevue. The demand for retail space is quite strong with few vacancies. Area 75-30 is primarily made up of the I-90 office buildings and warehouses just north of the freeway. The office market is quite healthy and vacancy has decreased.

Parcel Number	Sale Date	Sale Price	Lot Size	Zoning	Neighborhood	Price / SQ FT
092405-9138	Oct-03	\$306,000	29,388	R-20C	SW Bellevue	\$10.41
883990-0037	Mar-04	\$329,600	17,376	R-20C	NE 8th / Crossroads	\$18.97
389110-0103	Feb-06	\$1,025,584	44,790	R-10	Crossroads	\$22.90
185410-0010	Mar-03	\$724,800	22,481	CB	Crossroads	\$32.24
185410-0010	May-04	\$3,278,000	116,139	CB	Crossroads	\$28.22
092405-9264	Aug-04	\$76,000	7,375	LI	SW Bellevue	\$10.31
102405-9045	Dec-02	\$3,053,000	60,290	OLB	I-90 Corridor	\$50.64
112405-9127	Dec-05	\$15,500,000	572,300	OLB	I-90 Corridor	\$27.08
813530-0050	Mar-06	\$3,900,000	100,380	OLB	I-90 Corridor	\$38.85
102405-9060	Aug-05	\$950,000	55,121	PO	I-90 / E Bellevue	\$17.23

The overall increase in the area is 15.36%.

### **Areas 75-50 Old Downtown Issaquah & 75-70 South Issaquah/Maple Valley/ Newcastle/Kennydale**

2006 was a year of new construction; particularly in Talus in the southwestern portion of the city. It consists of apartment buildings, townhouses; detached single family residences, and even a new retirement facility. A new hotel is still in the process of being constructed along I-90 in west Issaquah. Building has remained steady in Issaquah. There were a few land sales within the city limits. Former homes continue to be torn down to build more condominiums.

Newcastle and Kennydale continue to appreciate due to high demand and scarcity of available land. Most of the appreciations are in the two aforementioned neighborhoods. Multi-Family parcels in Kennydale increased considerable due to consistently high priced sales that were verified to be open market transactions. The Barbee Mill land transaction was finalized and closed for \$34,000,000 at \$39.17 per SF. This is a waterfront parcel that also includes approximately 89,575 SF of tidelands and the zoning allows for a combination of commercial and residential uses.

Parcel Number	Sale Date	Sale Price	Lot Size	Zoning	Neighborhood	Price / SQ FT
232405-9001	Jan-05	\$2,247,300	280,526	R3.5	Newcastle	\$8.01
272405-9021	Jun-03	\$2,670,282	140,316	R6	Newcastle	\$19.03
334210-0790	Feb-05	\$320,000	10,200	R-8	Kennydale	\$31.37
272405-9059	Feb-04	\$675,000	41,000	R-24	Newcastle	\$16.46
272405-9031	May-04	\$600,000	79,714	R-24	Newcastle	\$7.53
334450-0455	Sep-05	\$700,000	21,941	RM-1	Kennydale	\$31.90
334330-1105	Oct-03	\$700,000	54,581	CA	Kennydale	\$12.82
282405-9153	Apr-06	\$2,000,000	46,755	CB	Newcastle	\$42.78
322405-9034	Sep-06	\$34,000,000	867,823	COR	Kennydale	\$39.18
202406-9122	Dec-05	\$600,000	20,029	MF-M	I-90 / Issaquah	\$29.96
282405-9144	Jun-04	\$590,000	34,290	O	Newcastle	\$17.21
202406-9058	Sep-05	\$1,470,000	185,870	PO	I-90 / Issaquah	\$7.91
856273-0130	Jul-04	\$1,530,000	118,086	UV-EV	Issaquah	\$12.96
856273-0140	Jan-05	\$750,000	49,223	UV-EV	Issaquah	\$15.24
856273-0160	Mar-05	\$6,120,000	413,384	UV-EV	Issaquah	\$14.80
856273-0150	Jul-05	\$2,278,000	189,050	UV-EV	Issaquah	\$12.05

The overall land assessment in Issaquah/Newcastle/May Valley increased by an average of 33.79%.

### Area 75-60: Renton Highlands and 75-65 Fairwood

Renton continues to grow and build single family dwelling units and strip malls. Most new construction is concentrated in the Renton Highlands on NE 4<sup>th</sup> as well as in Fairwood.

Multi-Family parcels in the Renton Highlands were valued \$8 and \$12 per SF, depending on location, lot size, topography, etc.

Commercially zoned (CN, CS, CC, CA) parcels were valued between \$13 and \$18 per sq. ft., depending on location.

Parcel Number	Sale Date	Sale Price	Lot Size	Zoning	Neighborhood	Price / SQ FT
092305-9050	Jan-06	\$1,200,000	53,013	CA	Highlands	\$22.64
152305-9034	Oct-06	\$2,000,000	101,250	CA	Highlands	\$19.75
722790-0018	Jan-03	\$385,000	11,200	CB	Highlands	\$34.38
292305-9174	Oct-03	\$600,000	42,727	CBSO	W Fairwood	\$14.04
342305-9007	Jun-04	\$2,422,000	174,240	CBSO	Fairwood	\$13.90
334450-0005	Aug-04	\$290,000	24,300	CC	Highlands	\$11.93
516970-0119	Jan-03	\$235,000	13,947	CN	Highlands	\$16.85
516970-0123	Apr-04	\$245,000	18,150	CN	Highlands	\$13.50
518210-0002	Sep-04	\$925,000	260,310	CS	Highlands	\$3.55
092305-9231	Jul-05	\$590,000	33,128	CS	Highlands	\$17.81
761680-0220	Mar-06	\$385,000	23,340	OSO	Fairwood	\$16.50
311990-0065	Aug-04	\$200,000	37,400	RM-1	Highlands	\$5.35
092305-9161	Jul-03	\$400,000	65,613	RM-C	Highlands	\$6.10
032205-9033	Jan-05	\$550,000	84,492	R6SO	Fairwood	\$6.51
232305-9185	May-03	\$2,700,000	388,797	R12PS O	Fairwood	\$6.94
232305-9209	May-03	\$1,000,000	162,388	R12PS O	Fairwood	\$6.16

The total change in this area was 14.11%.



## **Improved Parcel Total Values:**

### ***Sales comparison approach model description***

The model for sales comparison was based on four data sources from the Assessor's records; occupancy codes, age, condition, and size. There are 116 improved sales in Area 75 considered fair market transactions reflective of market conditions. The sales are organized into market segments based on predominate use. Based on a sales analysis, each segment reflected a market price per square foot of net rentable area. The sales price ranges served to establish a general upper and lower market boundary for the various property types within each subject area.

### **Sales comparison calibration**

The search for comparable sales was within each geographic neighborhood and expanding to include the surrounding neighborhoods within the geographic area. Location, quality and effective age were factors considered for adjustment.

### **Cost approach model description**

The Marshall & Swift Commercial Estimator was used to automatically calculate cost estimates for all properties. Cost estimates were relied upon in almost every instance of exempt properties including schools, churches, fire stations and public utility buildings, and served also as value indicators for new construction projects. Cost estimates were also relied upon for special use properties where no income data or market data exists.

### **Cost calibration**

The Marshall & Swift Valuation modeling system built into the Real Property Application is calibrated to the western region and the Seattle area. Depreciation is also based on studies done by Marshall & Swift Valuation Service.

### ***Income capitalization approach model description***

Economic income information was collected predominately from the market place. Other sources of income information include but are not limited to, sales reporting services such as: 'Comps', data collected in the field (both asking and actual rates), fee appraisals, journals and publications. Economic income tables were developed to perform an income approach for properties in Area 75. Tables were created for retail, office, medical/dental office, service garage, warehouses, light industrial, and supermarkets. A 'no income' table was created to include those properties where the income approach is not applicable such as, exempt properties including schools, churches, fire stations and public utility buildings. In addition, no income approach was developed for those special use properties where no income information exists.

### **Income approach calibration**

The tables were calibrated after setting economic rents, vacancy, expenses and capitalization rates by using adjustments based on size, effective age, and construction quality as recorded in the Assessor's records.

Income: Income parameters were derived from the market place through the listed fair market sales as well as through published sources (i.e. Office Space Dot.Com, Commercial Brokers Association, Costar,

Multiple Corporate Real Estate Websites), and opinions expressed by real estate professionals active in the market.

Vacancy: Vacancy rates used were derived mainly from published sources tempered by personal observation.

Expenses: Expense ratios were estimated based on industry standards, published sources, and personal knowledge of the area's rental practices. Within our income valuation models, the assessor used triple net expenses for typical retail/mixed-use & industrial type uses. For typical office/medical buildings, the assessor used full service expenses within the valuation models.

Capitalization Rates: Capitalization rates were determined by local published market surveys, such as CoStar, Real Estate Analytics, The American Council of Insurance Adjustors, Colliers International, Integra Realty Resources, and Korpaz. Other national reports include; Grubb & Ellis Capital Mkt. Update, Emerging Trends in Real Estate, Urban Land Institute, and Cushman & Wakefield – 16<sup>th</sup> Annual Real Estate Trends. The effective age and condition of each building determines the capitalization rate used by the appraiser. For example; a building with a lower effective age of lesser condition will typically warrant a higher capitalization rate and a building in better condition with a higher effective age will warrant a lower capitalization rate.

The tables used are included in the addenda of this report. The following is a brief summary of the rents and rates used in this revalue for the major property types.

Property Type	Typical Rent	Rent Range	Expense Rate	Capitalization Rate Range
Office	\$15.50 to \$28.00	\$11.00 to \$32.50	\$6.50/SF to \$7.75/SF	7.00% to 8.75%
Smaller Retail	\$17.50 to \$27.50	\$15.25 to \$31.50	10% to 15%	7.25% to 8.50%
Larger Retail	\$12.00 to \$20.50	\$11.25 to \$24.00	10% to 15%	7.50% to 8.75%
Warehouse / Industrial	\$7.50 to \$10.00	\$5.50 to \$13.50	5% to 10%	7.50% to 8.75%
Service Garage	\$10.00 to \$14.50	\$8.00 to \$15.00	5% to 10%	7.25% to 8.50%

Vacancy and credit loss for office buildings was calculated as follows:

NRA less than 10,000 SF at 3%

NRA between 10,001 SF and 20,000 SF at 5%

NRA between 20,001 SF and 40,000 at 7%

NRA between 40,001 SF and 79,999 SF at 9%

NRA over 80,000 SF at 11%

Vacancy for retail was calculated as follows:

NRA less than 5,000 SF at 3%

NRA greater than 5,000 SF at 7%

Vacancy and collection loss for all other property types was computed between 3.00% and 10%.

***Reconciliation and or validation study of calibrated value models including ratio study of hold out samples.***

The area appraiser reviewed all value estimates before final value selection. Each appraiser can adjust any or all of the factors used to establish value by the model. The market rents, as established by the income model, were used as a guide in establishing the market rental rates

used. The market rental rate applied varies somewhat but falls within an acceptable range of variation from the established guideline. The Senior Appraiser reviewed all final value selects before posting.

## **Model Validation**

### ***Total Value Conclusions, Recommendations and Validation:***

The market sales approach is considered the most reliable indicator of value when comparable sales are available.

The income approach to value is considered to be a reliable indicator of value when market sales are not available. Whenever possible, market rents, expenses, and capitalization rates were ascertained from sales. Data from surveys and publications were also considered in the application of the income model.

Cost estimates were relied upon for valuing special use properties where comparable sales data and/or income/ expense information was not available.

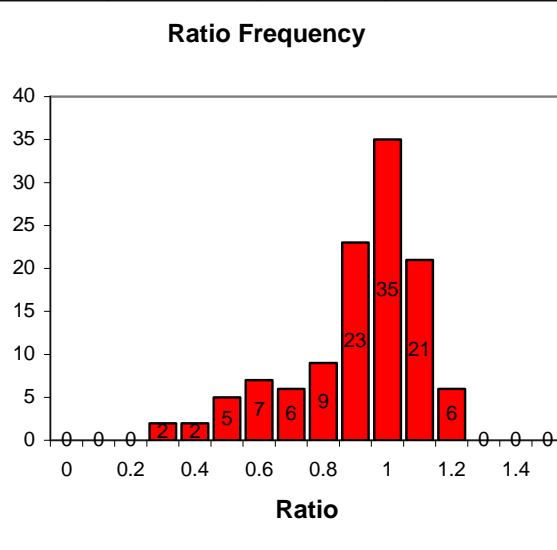
Appraiser judgment prevails in all decisions regarding individual parcel valuation. Each parcel is field reviewed and a value selected based on general and specific data pertaining to the parcel, the neighborhood, and the market. The Appraiser determines which available value estimate may be appropriate and may adjust by particular characteristics and conditions as they occur in the valuation area.

The new assessment level is 96.0%. This figure reflects changing market conditions and stabilized vacancy rates. The standard statistical measures of valuation performance are presented both in the Executive Summary and in the 2006 and 2007 Ratio Analysis charts included in this report.

	<b>2006 Total</b>	<b>2007 Total</b>	<b>\$ Change</b>	<b>% Change</b>
<b>Total Value</b>	\$3,275,337,200	\$3,699,441,900	\$424,104,700	+12.95%

**Note:** More details and information regarding aspects of the valuations and the report are retained in the working files and folios kept on the 8<sup>th</sup> floor of the King County Administration Office.

**2006 Assessment Year**  
**Area 075**

Quadrant/Crew:	Lien Date:	Date:	Sales Dates:		
East Crew	1/1/2006	4/17/2007	1/1/04 - 03/31/07		
Area	Appr ID:	Prop Type:	Trend used?: Y / N		
075-000	RUPE	Improvement	N		
SAMPLE STATISTICS					
Sample size (n)	116				
Mean Assessed Value	1,946,900				
Mean Sales Price	2,290,100				
Standard Deviation AV	4,314,179				
Standard Deviation SP	4,785,033				
ASSESSMENT LEVEL					
Arithmetic mean ratio	0.858	<p>These figures reflect measurements before posting new values.</p>			
Median Ratio	0.913				
Weighted Mean Ratio	0.850				
UNIFORMITY					
Lowest ratio	0.2281				
Highest ratio:	1.1978				
Coefficient of Dispersion	15.74%				
Standard Deviation	0.1978				
Coefficient of Variation	23.05%				
Price-related Differential	1.01				
RELIABILITY					
95% Confidence: Median		<p>These figures reflect measurements before posting new values.</p>			
Lower limit	0.880				
Upper limit	0.942				
95% Confidence: Mean					
Lower limit	0.822				
Upper limit	0.894				
SAMPLE SIZE EVALUATION					
N (population size)	1077				
B (acceptable error - in decimal)	0.05				
S (estimated from this sample)	0.1978				
Recommended minimum:	59				
Actual sample size:	116				
Conclusion:	OK				
NORMALITY					
Binomial Test					
# ratios below mean:	41				
# ratios above mean:	75				
z:	3.06397308				
Conclusion:	Non-normal				
*i.e., no evidence of non-normality					

**2007 Assessment Year**  
**Area 075**

Quadrant/Crew:	Lien Date:	Date:	Sales Dates:																		
East Crew	1/1/2007	4/17/2007	1/1/04 - 03/31/07																		
Area	Appr ID:	Prop Type:	Trend used?: Y / N																		
075-000	RUPE	Improvement	N																		
SAMPLE STATISTICS																					
Sample size (n)	116	<div><div>Ratio Frequency</div><table><thead><tr><th>Ratio</th><th>Frequency</th></tr></thead><tbody><tr><td>0.6-0.7</td><td>7</td></tr><tr><td>0.7-0.8</td><td>6</td></tr><tr><td>0.8-0.9</td><td>14</td></tr><tr><td>0.9-1.0</td><td>36</td></tr><tr><td>1.0-1.1</td><td>31</td></tr><tr><td>1.1-1.2</td><td>19</td></tr><tr><td>1.2-1.3</td><td>2</td></tr><tr><td>1.3-1.4</td><td>0</td></tr></tbody></table></div>		Ratio	Frequency	0.6-0.7	7	0.7-0.8	6	0.8-0.9	14	0.9-1.0	36	1.0-1.1	31	1.1-1.2	19	1.2-1.3	2	1.3-1.4	0
Ratio	Frequency																				
0.6-0.7	7																				
0.7-0.8	6																				
0.8-0.9	14																				
0.9-1.0	36																				
1.0-1.1	31																				
1.1-1.2	19																				
1.2-1.3	2																				
1.3-1.4	0																				
Mean Assessed Value	2,199,400																				
Mean Sales Price	2,290,100																				
Standard Deviation AV	4,615,797																				
Standard Deviation SP	4,785,033																				
ASSESSMENT LEVEL																					
Arithmetic mean ratio	0.970	<div>These figures reflect measurements after posting new values.</div>																			
Median Ratio	0.986																				
Weighted Mean Ratio	0.960																				
UNIFORMITY																					
Lowest ratio	0.5638																				
Highest ratio:	1.2215																				
Coefficient of Dispersion	10.88%																				
Standard Deviation	0.1411																				
Coefficient of Variation	14.55%																				
Price-related Differential	1.01																				
RELIABILITY																					
95% Confidence: Median																					
Lower limit	0.960																				
Upper limit	1.010																				
95% Confidence: Mean																					
Lower limit	0.944																				
Upper limit	0.995																				
SAMPLE SIZE EVALUATION																					
N (population size)	1077																				
B (acceptable error - in decimal)	0.05																				
S (estimated from this sample)	0.1411																				
Recommended minimum:	31																				
Actual sample size:	116																				
Conclusion:	OK																				
NORMALITY																					
Binomial Test																					
# ratios below mean:	53																				
# ratios above mean:	63																				
z:	0.835629022																				
Conclusion:	Normal*																				
*i.e., no evidence of non-normality																					



**Improvement Sales for Area 075 with Sales Used 4/17/2007**

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
075	010	531510	1465	6,915	2160569	\$5,950,000	10/07/05	\$860.45	ANA'S FAMILY MEXICAN RESTAURANT	TC	4	Y	
075	010	531510	1485	21,535	2138906	\$5,400,000	06/23/05	\$250.75	ROBERT E WHITE BLDG	TC	1	Y	
075	010	545230	0166	5,080	2180369	\$1,600,000	01/06/06	\$314.96	THE HALVERSON OFFICE BLDG	MF-2	1	Y	
075	010	545230	0420	17,328	2053539	\$4,500,000	07/08/04	\$259.70	80TH AVE PROF BLDG	B	1	Y	
075	010	545230	0470	15,513	2119000	\$5,105,000	04/25/05	\$329.08	ISLAND CREST CENTER	TC	1	Y	
075	010	545230	1385	35,183	2138999	\$11,575,000	07/15/05	\$328.99	JOHN HANCOCK BLDG	TC	1	Y	
075	020	092405	9088	1,356	2167180	\$1,474,000	11/03/05	\$1,087.02	Union 76 Circle K	GC	1	Y	
075	020	092405	9144	0	2060548	\$2,700,000	08/02/04	\$0.00	NEWPORT YACHT/MERCER MARINE	OU	4	Y	
075	020	092405	9149	1,971	2064513	\$684,000	08/18/04	\$347.03	EVERGREEN SERV CORP	LI	1	Y	
075	020	162405	9213	4,932	2221558	\$1,180,000	07/10/06	\$239.25	CIAN PLAZA	CB	1	Y	
075	020	162405	9249	9,440	2233691	\$2,300,000	08/30/06	\$243.64	RETAIL BUILDING	CB	1	Y	
075	020	545330	0241	34,881	2158180	\$7,000,000	09/27/05	\$200.68	OFFICE BUILDING	LI	1	Y	
075	020	607340	0100	0	2119529	\$92,000	04/25/05	\$0.00		R-2.5	1	Y	
075	020	607340	0190	0	2129777	\$90,000	06/07/05	\$0.00		R-2.5	1	Y	
075	020	607340	0200	0	2137481	\$75,000	06/27/05	\$0.00		R-2.5	1	Y	
075	020	607340	0210	0	2096721	\$80,000	01/14/05	\$0.00		R-2.5	1	Y	
075	020	607340	0300	0	2131008	\$40,000	06/14/05	\$0.00		R-2.5	1	Y	
075	020	607340	0310	0	2118940	\$39,000	04/18/05	\$0.00		R-2.5	1	Y	
075	020	607340	0530	0	2226346	\$60,000	07/26/06	\$0.00	NEWPORT YACHT BASIN PH I CONDOMI	R-2.5	1	Y	
075	020	607340	0610	0	2103124	\$39,250	02/07/05	\$0.00		R-2.5	1	Y	
075	020	607340	0890	0	2237505	\$150,000	09/14/06	\$0.00	NEWPORT YACHT BASIN PH I CONDOMI	R-2.5	1	Y	
075	020	607340	1080	0	2033875	\$91,000	04/22/04	\$0.00		R-2.5	1	Y	
075	020	607340	1090	0	2206605	\$108,000	05/12/06	\$0.00		R-2.5	1	Y	
075	020	607340	1100	0	2118540	\$95,790	04/26/05	\$0.00		R-2.5	1	Y	
075	020	607340	1130	0	2119080	\$95,000	04/27/05	\$0.00		R-2.5	1	Y	
075	020	607340	1230	0	2126815	\$100,000	05/26/05	\$0.00		R-2.5	1	Y	
075	020	607340	1270	0	2088509	\$90,000	12/07/04	\$0.00		CHEC	1	Y	



										K W			
075	020	607340	1280	0	2275645	\$165,000	03/26/07	\$0.00	NEWPORT YACHT BASIN PH I CONDOMI	R-2.5	1	Y	
075	020	607340	1580	0	2263251	\$68,000	01/25/07	\$0.00	NEWPORT YACHT BASIN PH I CONDOMI	R-2.5	1	Y	
075	020	607340	1660	0	2204295	\$58,000	04/26/06	\$0.00		R-2.5	1	Y	
075	020	607340	1890	0	2162272	\$39,000	10/12/05	\$0.00		R-2.5	1	Y	
075	020	607340	2020	0	2276671	\$157,500	04/03/07	\$0.00	NEWPORT YACHT BASIN PH I CONDOMI	R-2.5	1	Y	
075	020	607340	2060	0	2017238	\$65,000	02/04/04	\$0.00		R-2.5	1	Y	
075	020	607340	2070	0	2073186	\$68,500	09/27/04	\$0.00		CHEC K W	1	Y	
075	020	607340	2220	0	2274857	\$200,000	03/28/07	\$0.00	NEWPORT YACHT BASIN PH I CONDOMI	R-2.5	2	Y	
075	020	607340	2310	0	2135587	\$140,000	06/27/05	\$0.00		R-2.5	2	Y	
075	020	607340	2330	0	2031860	\$70,000	04/14/04	\$0.00		R-2.5	1	Y	
075	020	607340	2360	0	2224067	\$225,000	07/19/06	\$0.00	NEWPORT YACHT BASIN PH I CONDOMI	R-2.5	2	Y	
075	020	607340	2440	0	2147914	\$65,000	08/18/05	\$0.00		R-2.5	1	Y	
075	020	607340	2570	0	2016737	\$56,000	02/01/04	\$0.00		R-2.5	1	Y	
075	020	607340	2570	0	2081958	\$57,500	11/01/04	\$0.00		CHEC K W	1	Y	
075	020	607340	2620	0	2182983	\$70,000	01/19/06	\$0.00		R-2.5	1	Y	
075	020	607340	2780	0	2226339	\$96,000	07/26/06	\$0.00	NEWPORT YACHT BASIN PH I CONDOMI	R-2.5	1	Y	
075	020	607340	2870	0	2079425	\$65,500	10/27/04	\$0.00		CHEC K W	1	Y	
075	020	607340	3170	0	2116742	\$38,000	04/06/05	\$0.00		R-2.5	1	Y	
075	020	607340	3260	0	2141555	\$45,000	07/25/05	\$0.00		R-2.5	1	Y	
075	020	607340	3300	0	2160914	\$48,850	10/05/05	\$0.00		R-2.5	1	Y	
075	020	607340	3390	0	2269928	\$53,500	03/03/07	\$0.00	NEWPORT YACHT BASIN PH I CONDOMI	R-2.5	1	Y	
075	020	607340	3510	0	2039546	\$36,000	05/18/04	\$0.00		R-2.5	1	Y	
075	020	607340	3530	0	2079420	\$37,000	10/27/04	\$0.00		CHEC K W	1	Y	
075	020	607340	3550	0	2116719	\$39,000	04/19/05	\$0.00		R-2.5	1	Y	
075	020	607341	0050	0	2227039	\$136,300	07/26/06	\$0.00	NEWPORT YACHT BASIN NO. 02 CONDO	R-2.5	1	Y	
075	020	607341	0310	0	2038206	\$69,000	05/11/04	\$0.00		R-2.5	1	Y	
075	020	607341	0440	0	2144492	\$70,000	08/01/05	\$0.00		R-2.5	1	Y	
075	020	607341	0450	0	2225889	\$58,000	07/26/06	\$0.00	NEWPORT YACHT BASIN NO. 02 CONDO	R-2.5	1	Y	

075	030	102405	9060	1,185	2150601	\$950,000	08/18/05	\$801.69	DR R.F. SIEVERS DENTIST	PO	1	Y	
075	030	102405	9108	26,600	2228659	\$6,875,000	08/11/06	\$258.46	I-90 PARK PLAZA	OLB	1	Y	
075	030	112405	9007	109,962	2071398	\$23,998,000	09/22/04	\$218.24	SUNSET VILLAGE	CB	2	Y	
075	030	112405	9015	86,128	2206974	\$22,440,000	05/16/06	\$260.54	VERIZON WIRELESS	O	1	Y	
075	030	112405	9125	32,727	2072833	\$11,250,000	09/27/04	\$343.75	AUTO DEALERSHIP	CB	1	Y	
075	030	128362	0010	141,590	2121826	\$27,550,000	05/10/05	\$194.58	EASTGATE OFFICE CENTER	OLB	1	Y	
075	030	220150	1405	75,588	2129885	\$19,807,145	06/01/05	\$262.04	EASTGATE PLAZA	CB	1	Y	
075	030	545330	0135	24,800	2260143	\$3,525,000	01/04/07	\$142.14	SHINN PLUMBING, PRIME ELECTRIC	LI	1	Y	
075	030	545330	0146	21,094	2194395	\$2,590,450	03/17/06	\$122.81	BEST TOUCH AUTO/METRO OFFICE	LI	1	Y	
075	030	545330	0167	29,260	2203984	\$2,957,103	04/24/06	\$101.06	DIGITAL PRINTING	LI	1	Y	
075	030	545330	0320	26,375	2106954	\$2,500,000	03/10/05	\$94.79	DHL WORLDWIDE EXPRESS	LI	1	Y	
075	040	000720	0160	2,849	2090741	\$550,000	12/14/04	\$193.05	CEDAR RIVER DENTAL BUILDING	RM-U	1	Y	
075	050	235430	0710	600	2098946	\$339,000	01/20/05	\$565.00	OFFICE BUILDING	MF-H	1	Y	
075	050	272406	9018	4,584	2117325	\$1,237,500	04/19/05	\$269.96	IOOF BLDG	CBD	1	Y	
075	050	272406	9173	9,668	2268895	\$1,700,000	02/23/07	\$175.84	GILMAN AUTO BODY & HONDA REC CEN	R	1	Y	
075	050	282406	9031	2,100	2186541	\$337,500	02/14/06	\$160.71	OFFICES / RETAIL	CBD	1	Y	
075	050	282406	9036	1,683	2080501	\$675,000	10/28/04	\$401.07	Swanson Architectural Group	CBD	1	Y	
075	050	282406	9051	3,010	2090107	\$636,000	12/09/04	\$211.30	ISSAQUAH GALLERY	CBD	1	Y	
075	050	282406	9054	800	2137819	\$200,000	07/07/05	\$250.00	ALLSTATE AGENCY	CBD	1	Y	
075	050	282406	9059	4,800	2135767	\$1,015,000	06/27/05	\$211.46	RETAIL BUILDING	CBD	1	Y	
075	050	282406	9147	7,200	2135539	\$1,115,000	06/27/05	\$154.86	FARMERS INSUR & FRONT ST PHOTO	CBD	1	Y	
075	050	282406	9199	570	2212286	\$370,000	06/01/06	\$649.12	RETAIL	CBD	1	Y	
075	050	282406	9356	1,400	2186544	\$360,000	02/14/06	\$257.14	OFFICE	CBD	1	Y	
075	050	363010	0026	1,940	2253151	\$890,000	11/29/06	\$458.76	OFFICE BUILDING	MF-H	1	Y	
075	050	527910	0325	7,002	2032951	\$850,000	04/21/04	\$121.39	BUSCH AUTO REBUILD	MF-H	1	Y	
075	050	527910	0450	1,326	2178445	\$550,000	12/21/05	\$414.78	OFFICE BUILDING	MF-H	1	Y	
075	050	662340	0183	4,528	2022690	\$610,900	03/04/04	\$134.92	192 BUILDING	R24S O	1	Y	
075	060	092305	9110	7,027	2121091	\$2,405,000	04/26/05	\$342.25	retail	CS	1	Y	
075	060	092305	9176	794	2135676	\$1,841,000	06/29/05	\$2,318.64	MOBILE HOME PARK (49 SPACES)	CS	1	Y	
075	060	102305	9117	1,070	2092623	\$455,000	12/22/04	\$425.23	INSURANCE SERVICES	CS	1	Y	
075	060	102305	9128	42,601	2173635	\$8,750,000	12/01/05	\$205.39	Factory 2U Party Universe	CS	1	Y	

075	060	102305	9375	3,625	2098723	\$517,500	01/26/05	\$142.76	PARK PLACE DAYCARE	CS	1	Y	
075	060	162305	9025	4,000	2196179	\$1,200,000	03/24/06	\$300.00	DEMO CART COMPANY	CA	1	Y	
075	060	162305	9089	24,915	2048142	\$4,300,000	06/10/04	\$172.59	EASTWAY CENTER	CS	1	Y	
075	060	516970	0051	22,481	2215256	\$4,750,000	06/12/06	\$211.29	MEDICAL OFFICE BLDG	CA	3	Y	
075	060	516970	0070	1,840	2111232	\$750,000	03/24/05	\$407.61	SFR	CN	1	Y	
075	060	516970	0119	1,618	2189776	\$700,000	02/24/06	\$432.63	HAVANA'S	CA	1	Y	
075	060	516970	0123	2,800	2243945	\$1,150,000	10/11/06	\$410.71	HENRY'S QUICK LUBE	CA	1	Y	
075	060	722750	0620	5,630	2154186	\$550,000	09/08/05	\$97.69	RETAIL & BEATY SHOP	CS	2	Y	
075	060	880500	0010	13,031	2173633	\$3,675,000	11/25/05	\$282.02	LINE RETAIL	CS	2	Y	
075	065	032205	9033	0	2263179	\$1,575,000	01/29/07	\$0.00	TRIANGLE MACHINE	R6	1	Y	
075	065	052205	9046	30,730	2113503	\$500,000	03/23/05	\$16.27	NURSERY	R6SO	1	Y	
075	065	052205	9101	70,903	2250445	\$15,392,835	10/30/06	\$217.10	PANTHER LAKE CENTER	CBSO	3	Y	
075	065	142370	0922	6,136	2180941	\$720,000	12/29/05	\$117.34	OFFICE BUILDING	OSO	3	Y	
075	065	192306	9029	1,550	2203551	\$1,150,000	04/27/06	\$741.94	BAC CONSTRUCTION	RA5S O	1	Y	
075	065	202305	9097	6,556	2273058	\$1,350,000	03/19/07	\$205.92	EAGLE RIDGE PROFESSIONAL CENTER	CA	1	Y	
075	065	222306	9128	3,062	2225792	\$800,000	07/24/06	\$261.27	TIGER MOUNTAIN PROFESSIONAL CENT	NB	1	Y	
075	065	292305	9158	4,562	2090308	\$1,227,500	12/13/04	\$269.07	DESIGNERS SALON	CBSO	1	Y	
075	065	312305	9102	6,109	2257253	\$2,646,000	12/21/06	\$433.13	UNITED WAY GOOD NEIGHBOR CENTER	CO	1	Y	
075	065	512690	0210	1,110	2215534	\$100,000	06/16/06	\$90.09	RENTON RADIATOR SHOP	CN	1	Y	
075	070	107961	0020	35,364	2021481	\$7,100,000	02/10/04	\$200.77	BRIARWOOD SHOPPING CENTER	CB	4	Y	
075	070	165650	0015	2,820	2209102	\$1,200,000	05/04/06	\$425.53	TEXACO STAR MART	NB	1	Y	
075	070	202406	9058	2,390	2158159	\$1,470,000	09/26/05	\$615.06	D E HOKANSON INC	PO	1	Y	
075	070	212405	9036	2,982	2094678	\$890,000	01/04/05	\$298.46	TEXACO/STORE	NB	1	Y	
075	070	334210	3257	960	2153983	\$330,000	09/08/05	\$343.75	BROWNIES LAWN SHOP	CC	1	Y	
075	070	334210	3464	1,736	2126968	\$1,288,000	05/11/05	\$741.94	ARCO FOOD MART	CC	1	Y	
075	070	522930	0140	8,003	2118045	\$330,000	04/18/05	\$41.23	BARNES & TACK SHOP	RA5	2	Y	
075	085	022405	9023	4,496	2260509	\$1,550,000	01/10/07	\$344.75	ROBINSWOOD PROFESSIONAL CENTER	PO	1	Y	
075	085	737980	0010	7,413	2260512	\$4,480,000	01/10/07	\$604.34	ROBINSWOOD PROFESSIONAL CENTER	PO	2	Y	
075	086	246030	0255	3,765	2028423	\$849,000	03/15/04	\$225.50	FAIRLAKE PROFESSIONAL PLAZA	O	1	Y	
075	086	883990	0245	2,860	2125274	\$773,000	05/17/05	\$270.28	OFFICE	PO	1	Y	

**Improvement Sales for Area 075 with Sales not Used 4/17/2007**

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
075	010	265550	0065	15,730	2127377	\$2,950,000	05/31/05	\$187.54	HONEYWELL	CO	2	11	Corporate affiliates
075	010	531510	0547	1,032	2178559	\$859,291	12/21/05	\$832.65	UNION 76 SERVICE STATION	TC	1	11	Corporate affiliates
075	010	759810	0260	0	2029439	\$10	03/25/04	\$0.00	EMANUEL EPISCOPAL CHURCH	R-9.6	1	24	Easement or right-of-way
075	010	860440	0010	840	2128030	\$178,000	06/02/05	\$211.90	THOMAS CENTER CONDOMINIUM	B	2	33	Lease or lease-hold
075	010	860440	0120	13,483	2245658	\$325,000	10/24/06	\$24.10	THOMAS CENTER CONDOMINIUM	B	2	33	Lease or lease-hold
075	020	607340	0400	0	2019996	\$34,100	02/23/04	\$0.00	NEWPORT YACHT BASIN PH I CONDOMI	R-2.5	1	15	No market exposure
075	020	607340	0590	0	2039929	\$38,000	05/19/04	\$0.00	NEWPORT YACHT BASIN PH I CONDOMI	R-2.5	1	15	No market exposure
075	020	607340	2200	5,903	2274856	\$4,150,000	03/28/07	\$703.03	NEWPORT YACHT BASIN PH I CONDOMI	R-2.5	8	15	No market exposure
075	020	607340	2450	0	2056706	\$45,000	07/21/04	\$0.00	NEWPORT YACHT BASIN PH I CONDOMI	R-2.5	1	15	No market exposure
075	020	607340	3450	0	2177904	\$32,000	12/23/05	\$0.00		R-2.5	1	31	Exempt from excise tax
075	020	607340	3470	0	2177905	\$32,000	12/23/05	\$0.00		R-2.5	1	31	Exempt from excise tax
075	020	607340	3570	0	2257912	\$18,700	12/22/06	\$0.00	NEWPORT YACHT BASIN PH I CONDOMI	R-2.5	1	11	Corporate affiliates
075	020	607341	0160	0	2088426	\$60,000	12/06/04	\$0.00	NEWPORT YACHT BASIN NO. 02 CONDO	R-2.5	1	15	No market exposure
075	030	102405	9116	33,111	2058488	\$4,303,516	07/29/04	\$129.97	NEWPORT HEIGHTS	OLB	1	8	Questionable per appraisal
075	030	102405	9125	73,248	2024740	\$33,734	03/12/04	\$0.46	DEPT OF HEALTY/SOCIAL SVCS & MUS	OLB	1	16	Government agency
075	030	102405	9125	73,248	2024567	\$173,000	03/12/04	\$2.36	DEPT OF HEALTY/SOCIAL SVCS	OLB	1	16	Government agency
075	030	112405	9016	98,853	2044093	\$10,008,800	06/02/04	\$101.25	HEWLETT PACKARD CO	OLB	1	15	No market exposure
075	030	220050	0080	10,064	2126174	\$21,450	05/16/05	\$2.13	M AND H BUILDING	OP	1	24	Easement or right-of-way
075	030	220050	0511	3,876	2253636	\$410,000	11/02/06	\$105.78	DENTAL CLINIC	PO	1	12	Estate administrator, guardian, or e
075	050	272406	9009	0	2097633	\$370,700	01/24/05	\$0.00	FAR-FARS & LINE RETAIL	CBD	1	11	Corporate affiliates
075	050	272406	9015	5,800	2184957	\$53,746	02/02/06	\$9.27	SHANG HAI RESTAURANT	CBD	1	18	Quit claim deed
075	060	032305	9024	3,050	2029263	\$500,000	04/01/04	\$163.93	DELTA FINANCIAL SERVICE	CN	1	22	Partial interest (1/3, 1/2, etc.)
075	060	092305	9161	26,680	2206035	\$466,900	05/04/06	\$17.50	HEALING ARTS & WELLNESS	RM-F	1	18	Quit claim deed

									RESEARCH				
075	060	092305	9161	26,680	2107269	\$998,000	03/05/05	\$37.41	vacated nursing home	RM-C	1	11	Corporate affiliates
075	060	102305	9078	14,668	2217696	\$6,000	06/21/06	\$0.41	RENTON CHURCH OF THE NAZARENE	R-8	1	24	Easement or right-of-way
075	060	102305	9128	42,601	2223175	\$1,500	05/15/06	\$0.04	RETAIL	CA	1	24	Easement or right-of-way
075	060	516970	0041	1,600	2201859	\$4,000	04/05/06	\$2.50	COUNTRY FLOWER SHOP	CA	1	15	No market exposure
075	060	518210	0008	1,420	2178550	\$616,071	12/21/05	\$433.85	Union 76	CS	1	11	Corporate affiliates
075	065	032205	9033	0	2098576	\$550,000	01/25/05	\$0.00	TRIANGLE MACHINE	R6S O	1	56	Builder or developer sales
075	065	142370	0941	0	2026477	\$1,600	03/08/04	\$0.00	OFFICE BUILDING	OSO	1	24	Easement or right-of-way
075	065	152306	9141	0	2259729	\$165,000	12/29/06	\$0.00	WAKINIKONA HAWAIIAN CLUB	RA5	1	11	Corporate affiliates
075	065	202305	9097	6,556	2239031	\$88,708	09/25/06	\$13.53	EAGLE RIDGE PROFESSIONAL CENTER	CA	1	24	Easement or right-of-way
075	065	272305	9046	6,400	2206033	\$1,400,000	05/04/06	\$218.75	7-11 STORE & Other Retail	CBS O	1	16	Government agency
075	065	312305	9069	2,880	2099508	\$400,000	01/31/05	\$138.89	ATTORNEYS OFFICE	CO	1	11	Corporate affiliates
075	065	662340	0169	6,401	2147555	\$200,000	07/15/05	\$31.25	W.E. RUTH COMMERCIAL CENTER - PA	NBS O	1	51	Related party, friend, or neighbor
075	070	132405	9064	54,986	2271483	\$1,000	12/14/06	\$0.02	SCHOOL AND FIRE STATION	R-20	1	15	No market exposure
075	070	232405	9001	3,492	2096691	\$2,247,300	01/12/05	\$643.56	HILLSIDE STUDENT COMMUNITY SCHOO	R-3.5	1	15	No market exposure
075	070	334210	0790	2,520	2103990	\$320,000	02/24/05	\$126.98	RENTON PENTECOSTAL FULL GOSPEL M	R-8	2	15	No market exposure
075	070	334210	3237	1,646	2166271	\$195,000	10/19/05	\$118.47	Shell SELF SERV GAS & MKT	CC	1	12	Estate administrator, guardian, or e
075	070	334330	0640	1,320	2212246	\$1,295	03/30/06	\$0.98	TEXACO SERVICE STATION	NB	1	16	Government agency
075	070	334570	0059	18,948	2087370	\$1,775,000	11/30/04	\$93.68	HEATH PRINTING	CA	1	N	
075	070	607120	1005	22,323	2076237	\$50,000	08/10/04	\$2.24	LAKE HEIGHTS CENTER	R-5	1	16	Government agency
075	085	883890	0075	0	2239620	\$17,064	09/18/06	\$0.00	SUNSET HILLS MEMORIAL PARK	R-20	1	15	No market exposure
075	086	185410	0020	0	2085045	\$2,795,711	11/19/04	\$0.00		CHE CK W	2	22	Partial interest (1/3, 1/2, etc.)
075	086	185410	0020	31,617	2075555	\$3,601,097	10/07/04	\$113.90	BARTELL DRUGS	CB	2	11	Corporate affiliates



## EXCEPTION PARCELS AREA 75

ARE A	NBH D	MAJO R	MINOR	NOTE TEXT	PROPERTY NAME
75	10	082405	9045	ASSOCIATED PARKING	PARKING FOR CHURCH
75	10	122404	9111	ASSOCIATED PARKING	PARKING ASSOC WITH -9110
75	10	210700	0010	ASSOCIATED PARKING	CHURCH PARKING
75	10	217450	2450	MINIMAL IMP VALUE	CRAFT GUILD
75	10	265550	0055	ASSOCIATED PARKING	VACANT
75	10	265550	0057	EXCESS LAND	JOHN L SCOTT REAL ESTATE
75	10	265550	0065	MINIMAL IMP VALUE	HONEYWELL
75	10	531510	0165	MINIMAL IMP VALUE	OFFICE
75	10	531510	0166	MINIMAL IMP VALUE	SPA
75	10	531510	0445	MINIMAL IMP VALUE	DENTAL CLINIC
75	10	531510	0505	MINIMAL IMP VALUE	SHOPPING CENTER
75	10	531510	0525	MINIMAL IMP VALUE	TROPICAL PLANTS
75	10	531510	1085	MINIMAL IMP VALUE	WELLS FARGO BANK
75	10	531510	1095	MINIMAL IMP VALUE	OFFICE BUILDING
75	10	531510	1105	MINIMAL IMP VALUE	DRUG STORE & RETAIL
75	10	531510	1165	MINIMAL IMP VALUE	POST OFFICE
75	10	531510	1185	MINIMAL IMP VALUE	QFC
75	10	531510	1218	MINIMAL IMP VALUE	INTERWEST BANK
75	10	531510	1219	MINIMAL IMP VALUE	BASKINS & ROBINS
75	10	531510	1235	MINIMAL IMP VALUE	TULLY'S COFFEE SHOP
75	10	531510	1316	MINIMAL IMP VALUE	HOLLYWOOD VIDEO
75	10	531510	1325	MINIMAL IMP VALUE	SMALL OFFICE & RETAIL
75	10	531510	1326	MINIMAL IMP VALUE	RETAIL STORES
75	10	531510	1335	MINIMAL IMP VALUE	RETAIL & OFFICES
75	10	531510	1395	MINIMAL IMP VALUE	ALBERTSON
75	10	531510	1425	MINIMAL IMP VALUE	OFFICE BUILDING
75	10	531510	1435	ASSOCIATED PARKING	BANK PARKING
75	10	531510	1440	ASSOCIATED PARCEL	KEY BANK
75	10	531510	1465	MINIMAL IMP VALUE	ANA'S FAMILY MEXICAN RESTAURANT
75	10	531510	1475	ASSOCIATED PARKING	PARKING FOR ANA'S RESTAURANT
75	10	531510	1476	ASSOCIATED PARKING	PARKING FOR ANA'S RESTAURANT
75	10	531510	1477	MINIMAL IMP VALUE	HARUKO'S JAPANESE REST
75	10	531510	1493	MINIMAL IMP VALUE	
75	10	531510	1506	MINIMAL IMP VALUE	SUDDEN PRINTING
75	10	531510	1605	MINIMAL IMP VALUE	SMALL OFFICE
75	10	531510	1625	MINIMAL IMP VALUE	COLDWELL BANKER
75	10	531510	1626	MINIMAL IMP VALUE	CLEANERS PLUS 1
75	10	545230	0156	MINIMAL IMP VALUE	MERCER PARK PROF BLDG

75	10	545230	0365	MINIMAL IMP VALUE	BOSSI JONES BLDG
75	10	545230	0395	EXCESS LAND	OFFICE
75	10	545230	0555	MINIMAL IMP VALUE	BANK OF AMERICA
75	10	545230	0572	ASSOCIATED PARKING	ASSOCIATED PARKING FOR -0555
75	10	545230	1387	MINIMAL IMP VALUE	MERCER ISLAND SERVICE CENTER
75	10	545880	0005	EXCESS LAND	THRIFT SHOP
75	10	545900	0456	ASSOCIATED PARKING	PARKING MERCER ISL COVENANT CHCH
75	10	860440	0030	MINIMAL IMP VALUE	THOMAS CENTER CONDOMINIUM
75	10	860440	0033	MINIMAL IMP VALUE	THOMAS CENTER CONDOMINIUM
75	10	860440	0036	MINIMAL IMP VALUE	THOMAS CENTER CONDOMINIUM
75	10	860440	0060	MINIMAL IMP VALUE	THOMAS CENTER CONDOMINIUM
75	10	860440	0070	MINIMAL IMP VALUE	THOMAS CENTER CONDOMINIUM
75	10	860440	0080	MINIMAL IMP VALUE	THOMAS CENTER CONDOMINIUM
75	10	860440	0090	MINIMAL IMP VALUE	THOMAS CENTER CONDOMINIUM
75	10	860440	0100	MINIMAL IMP VALUE	THOMAS CENTER CONDOMINIUM
75	10	860440	0110	MINIMAL IMP VALUE	THOMAS CENTER CONDOMINIUM
75	20	092405	9009	EXCESS LAND	DOT
75	20	092405	9038	ASSOCIATED PARCEL	FACTORIA CINEMAS
75	20	092405	9144	MINIMAL IMP VALUE	NEWPORT YACHT/MERCER MARINE
75	20	092405	9149	MINIMAL IMP VALUE	EVERGREEN SERV CORP
75	20	092405	9159	ASSOCIATED PARCEL	RETAIL/OFFICE & PARKING RAMP
75	20	092405	9180	MINIMAL IMP VALUE	CPA OFFICE
75	20	092405	9191	ASSOCIATED PARKING	STANDARD STATION-PARKING ASSOC -9182
75	20	092405	9230	ASSOCIATED PARCEL	LINE RETAIL AND RESTAURANTS
75	20	092405	9235	ASSOCIATED PARKING	T.R.F PARKING (TL 236)
75	20	092405	9236	ASSOCIATED PARCEL	RAINIER FUND BUILDING
75	20	092405	9242	ASSOCIATED PARKING	RETAIL BLDGS CARRIED ON 9230
75	20	092405	9260	ASSOCIATED PARKING	ASSOCIATED PARKING
75	20	162405	9030	EXCESS LAND	OFFICE
75	20	162405	9054	EXCESS LAND	BANK & LINE RETAIL
75	20	162405	9070	EXCESS LAND	NEWPORT CHIROPRACTIC
75	20	162405	9206	EXCESS LAND	OFFICE BUILDINGS
75	20	162405	9213	EXCESS LAND	CIAN PLAZA
75	20	162405	9253	MINIMAL IMP VALUE	WELLS FARGO BANK
75	20	244270	0030	MINIMAL IMP VALUE	WASHINGTON MUTUAL SAVINGS
75	20	244270	0040	MINIMAL IMP VALUE	BANK OF AMERICA
75	20	244270	0110	MINIMAL IMP VALUE	GRAZIE RISTORANTE
75	30	092405	9063	ASSOCIATED PARKING	PARKING GARAGE FOR BALLY'S CLUB
75	30	102405	9017	MINIMAL IMP VALUE	Auto Showroom and Lot
75	30	102405	9031	MINIMAL IMP VALUE	Service Building
75	30	102405	9036	MINIMAL IMP VALUE	FAMILY DENTIST OFFICE



75	30	102405	9050	EXCESS LAND	KC MED HEALTH CTR
75	30	102405	9067	ASSOCIATED PARCEL	BALLLY'S TOTAL FITNESS
75	30	102405	9080	MINIMAL IMP VALUE	Bank
75	30	112405	9028	MINIMAL IMP VALUE	Mobile Home Park
75	30	112405	9071	MINIMAL IMP VALUE	Medical/Dental Office
75	30	112405	9089	MINIMAL IMP VALUE	Greenwood Mandarin Restaurant
75	30	128359	0010	ASSOCIATED PARCEL	KENYON CENTER
75	30	128359	0020	ASSOCIATED PARKING	
75	30	128360	0020	MINIMAL IMP VALUE	Vet/Animal Control Srvc
75	30	220050	0080	EXCESS LAND	M AND H BUILDING
75	30	220050	0510	MINIMAL IMP VALUE	Restaurant/Lounge
75	30	220050	0511	MINIMAL IMP VALUE	Medical/Dental Office
75	30	220150	1403	EXCESS LAND	WASHINGTON FEDERAL SAVINGS & LOAN
75	30	431980	0010	ASSOCIATED PARCEL	LINCOLN EXECUTIVE CENTER III
75	30	431980	0020	ASSOCIATED PARKING	LINCOLN EXECUTIVE CTR III
75	30	431980	0030	ASSOCIATED PARCEL	LOFT BUILDING - BLDG B
75	30	431980	0040	ASSOCIATED PARCEL	LOFT BUILDING - BLDG A
75	30	431980	0050	ASSOCIATED PARCEL	LINCOLN EXECUTIVE CTR I
75	30	431980	0060	ASSOCIATED PARCEL	LINCOLN EXECUTIVE CTR II
75	30	431980	0070	ASSOCIATED PARKING	LINCOLN EXECUTIVE CTR II PARKING
75	30	545330	0140	MINIMAL IMP VALUE	Service Building
75	50	007510	0005	ASSOCIATED PARKING	DARIGOLD PARKING LOT
75	50	235430	0115	ASSOCIATED PARCEL	WAREHOUSE
75	50	235430	0120	ASSOCIATED PARKING	WAREHOUSE
75	50	235430	0635	ASSOCIATED PARKING	ASSOC PARCEL WITH -0625
75	50	235430	9070	ASSOCIATED PARCEL	VILLAGE THEATER
75	50	272406	9044	ASSOCIATED PARKING	PAVED CAR SALES LOT
75	50	272406	9072	MINIMAL IMP VALUE	GRANGE SUPPLY INC
75	50	272406	9170	ASSOCIATED PARKING	PAVED PARKING LOT
75	50	282406	9054	EXCESS LAND	ALLSTATE AGENCY
75	50	282406	9086	ASSOCIATED PARKING	PARKING FOR VILLAGE THEATER
75	50	282406	9092	EXCESS LAND	OFFICE
75	50	332406	9038	EXCESS LAND	FRONT STREET DENTISTRY
75	50	342406	9217	ASSOCIATED PARCEL	OUR SAVIOR LUTHERAN CHURCH
75	50	342406	9223	ASSOCIATED	Vacant lot assoc with -9217

				PARKING	
75	50	527910	0635	ASSOCIATED PARKING	LIBERTY PARK PARKING
75	50	527910	0636	ASSOCIATED PARKING	LIBERTY PARK PARKING
75	50	527910	0637	ASSOCIATED PARKING	LIBERTY PARK PARKING
75	50	527910	0638	ASSOCIATED PARKING	LIBERTY PARK PARKING
75	50	527910	0639	ASSOCIATED PARKING	LIBERTY PARK PARKING
75	50	527910	0640	ASSOCIATED PARKING	LIBERTY PARK PARKING
75	50	527910	0644	ASSOCIATED PARKING	LIBERTY PARK PARKING
75	50	527910	0645	ASSOCIATED PARKING	LIBERTY PARK PARKING
75	50	527910	0646	ASSOCIATED PARKING	LIBERTY PARK PARKING
75	50	527910	0647	ASSOCIATED PARKING	LIBERTY PARK PARKING
75	50	527910	0648	ASSOCIATED PARKING	LIBERTY PARK PARKING
75	50	527910	0649	ASSOCIATED PARKING	LIBERTY PARK PARKING
75	50	760060	0030	EXCESS LAND	OFFICE BUILDING
75	60	032305	9133	EXCESS LAND	D & B WELDING & SUPPLY
75	60	032305	9191	EXCESS LAND	R & R RENTALS
75	60	042305	9181	EXCESS LAND	HIGHLAND VETERINARY HOSPITAL
75	60	042305	9237	ASSOCIATED PARCEL	FIRST UKRANIAN CHURCH
75	60	042305	9307	ASSOCIATED PARKING	FIRST UKRANIAN CHURCH PARKING LOT
75	60	082305	9111	ASSOCIATED PARCEL	HILAND MARKET
75	60	082305	9113	ASSOCIATED PARKING	HILAND MARKET
75	60	092305	9057	ASSOCIATED PARKING	Assoc Parking with -9086
75	60	092305	9062	ASSOCIATED PARCEL	CHURCH OF CHRIST
75	60	092305	9086	ASSOCIATED PARCEL	CALVARY BAPTIST CHURCH
75	60	092305	9102	ASSOCIATED PARKING	CHURCH PARKING
75	60	092305	9197	EXCESS LAND	WINDEMERE OFFICE
75	60	102305	9065	ASSOCIATED PARCEL	VISION HOUSE
75	60	102305	9066	ASSOCIATED PARKING	VISION HOUSE PARKING
75	60	102305	9086	ASSOCIATED PARKING	VISION HOUSE PARKING
75	60	102305	9117	EXCESS LAND	CREATIVE NAILS
75	60	149450	0010	ASSOCIATED PARCEL	ACE HARDWARE

75	60	149450	0020	ASSOCIATED PARCEL	LIQUIDATION WORLD
75	60	149450	0030	ASSOCIATED PARCEL	ALBERTSON'S
75	60	149450	0050	ASSOCIATED PARKING	PARKING LOT
75	60	152305	9031	ASSOCIATED PARCEL	HILLCREST SQUARE
75	60	152305	9071	ASSOCIATED PARCEL	HILLCREST SQUARE
75	60	152305	9094	ASSOCIATED PARCEL	HILLCREST SQUARE
75	60	162305	9031	MINIMAL IMP VALUE	VACANT BLDG
75	60	162305	9052	ASSOCIATED PARCEL	DISCOUNT TIRE
75	60	162305	9058	MINIMAL IMP VALUE	U-HAUL RENTALS
75	60	162305	9098	MINIMAL IMP VALUE	THRIFT CENTER
75	60	162305	9128	ASSOCIATED PARKING	DISCOUNT TIRES ASSOCIATED PARCEL
75	60	162305	9130	MINIMAL IMP VALUE	PUBLIC HEALTH CLINIC (EXEMPT)
75	60	172305	9102	ASSOCIATED PARCEL	GROUP HEALTH
75	60	172305	9153	ASSOCIATED PARKING	GROUP HEALTH PARKING
75	60	285480	0075	ASSOCIATED PARKING	SEVENTH DAY ADVENTIST CHURCH
75	60	285480	0080	ASSOCIATED PARKING	SEVENTH DAY ADVENTIST CHURCH
75	60	285480	0140	ASSOCIATED PARCEL	MEDICAL DENTAL BLDG
75	60	285480	0145	ASSOCIATED PARKING	MEDICAL DENTAL PARKING FOR -0140
75	60	516970	0041	MINIMAL IMP VALUE	COUNTRY FLOWER SHOP
75	60	516970	0129	EXCESS LAND	OFFICE BUILDING
75	60	518210	0010	ASSOCIATED PARCEL	LES SCHWAB TIRE
75	60	518210	0016	ASSOCIATED PARKING	LES SCHWABB TIRES
75	60	518210	0031	MINIMAL IMP VALUE	UNITED STATES POST OFFICE HIGHLAND
75	60	722780	1028	EXCESS LAND	NOVITAS INCORPORATED
75	60	722780	1405	MINIMAL IMP VALUE	U.S. BANK DRIVE THRU
75	60	722790	0015	ASSOCIATED PARKING	PARKING LOT
75	60	722790	0017	EXCESS LAND	HIGHLANDS MEDICAL-DENTAL
75	60	722790	0018	ASSOCIATED PARKING	ASSOC PARKING FOR -0019 WALGREENS
75	60	722790	0019	ASSOCIATED PARCEL	WALGREENS
75	60	722790	0021	ASSOCIATED PARKING	VACANT LOT
75	60	722790	0028	ASSOCIATED PARCEL	SEVENTH DAY ADVENTIST CHURCH
75	60	722790	0075	EXCESS LAND	RENTON HOUSING AUTHORITY
75	65	008700	0316	EXCESS LAND	B & L WEST VW REPAIR
75	65	008700	0335	EXCESS LAND	HUDSON PHOTOGRAPHY

75	65	008800	0635	EXCESS LAND	OFFICE BUILDING
75	65	008800	0651	EXCESS LAND	GENERAL AUTO ENTERPRISES
75	65	052205	9063	MINIMAL IMP VALUE	SFR ON COMMERCIAL LAND
75	65	132305	9038	ASSOCIATED PARCEL	LIBERTY HIGH SCHOOL
75	65	142370	0922	ASSOCIATED PARCEL	OFFICE BUILDING
75	65	142370	0931	ASSOCIATED PARCEL	OFFICE BUILDING
75	65	142370	0941	EXCESS LAND	OFFICE BUILDING
75	65	172305	9026	MINIMAL IMP VALUE	STONEWAY SAND & GRAVEL
75	65	172305	9140	ASSOCIATED PARKING	ASPHALT PAVING
75	65	172305	9147	ASSOCIATED PARCEL	RETAIL BUILDING
75	65	202306	9041	ASSOCIATED PARCEL	EVERGREEN COMMUNITY CHURCH
75	65	202306	9099	ASSOCIATED PARKING	Parking lot for Evergreen Baptist Church
75	65	222306	9128	EXCESS LAND	TIGER MOUNTAIN PROFESSIONAL CENTER
75	65	282305	9030	ASSOCIATED PARKING	PARKING LOT
75	65	292305	9110	MINIMAL IMP VALUE	WEST BROTHERS TIRE AND AUTO
75	65	292305	9114	ASSOCIATED PARCEL	TERRA BUILDING
75	65	292305	9115	ASSOCIATED PARKING	OFFICE BUILDING (CARRIED ON 9114)
75	65	292305	9158	EXCESS LAND	PETTET PROFESSIONAL CENTER
75	65	302305	9034	ASSOCIATED PARKING	MEDICAL CLINIC-ON 312305-9065
75	65	312305	9006	ASSOCIATED PARCEL	PACIFIC MEDICAL CLINIC
75	65	312305	9065	ASSOCIATED PARCEL	MEDICAL CLINIC
75	65	312305	9069	EXCESS LAND	ATTORNEYS OFFICE
75	65	312305	9102	EXCESS LAND	UNITED WAY GOOD NEIGHBOR CENTER
75	65	312305	9152	EXCESS LAND	MEDICAL OFFICES
75	65	312305	9158	ASSOCIATED PARKING	PARKING LOT
75	65	312305	9159	ASSOCIATED PARKING	PARKING LOT
75	65	312305	9160	ASSOCIATED PARKING	PARKING LOT
75	65	322305	9048	ASSOCIATED PARCEL	AMERICAN BROKERS REAL ESTATE
75	65	322305	9059	EXCESS LAND	2 CONVERTED HOUSES
75	65	322305	9205	ASSOCIATED PARKING	PARKING LOT FOR MINOR 9048
75	65	322306	9001	MINIMAL IMP VALUE	ANMARCO
75	65	322306	9070	MINIMAL IMP VALUE	MAPLE VALLEY METALS
75	65	662340	0180	ASSOCIATED PARKING	MEDICAL CENTER PARKING
75	65	662340	0185	ASSOCIATED PARCEL	BENSON ROAD MEDICAL CENTER

75	65	722980	0005	ASSOCIATED PARKING	Parking for Liberty High School
75	65	722980	0010	ASSOCIATED PARKING	Parking for Liberty High School
75	65	722980	0015	ASSOCIATED PARKING	Parking for Liberty High School
75	65	722980	0020	ASSOCIATED PARKING	Parking for Liberty High School
75	65	761680	0030	ASSOCIATED PARCEL	MEDICAL OFFICE BUILDING
75	65	761680	0040	ASSOCIATED PARKING	LAND (USED WITH 0030)
75	65	761680	0080	ASSOCIATED PARKING	PARKING (FOR 0290)
75	65	761680	0170	ASSOCIATED PARKING	PARKING LOT
75	65	761680	0180	ASSOCIATED PARKING	PARKING LOT
75	65	761680	0290	ASSOCIATED PARCEL	
75	70	122405	9097	ASSOCIATED PARCEL	EASTSIDE CHRISTIAN COMMUNITY CHURCH
75	70	122405	9098	ASSOCIATED PARKING	EASTSIDE CHRISTIAN COMMUNITY CHURCH
75	70	152405	9108	ASSOCIATED PARKING	CHURCH PARKING
75	70	152405	9116	ASSOCIATED PARCEL	ALDRSGATE METHODIST CHURCH
75	70	202406	9058	MINIMAL IMP VALUE	D E HOKANSON INC
75	70	202406	9103	ASSOCIATED PARKING	HERTZ EQUIPMENT RENTALS
75	70	202406	9104	EXCESS LAND	HERTZ EQUIPMENT RENTALS
75	70	202406	9104	ASSOCIATED PARCEL	HERTZ EQUIPMENT RENTALS
75	70	202406	9119	MINIMAL IMP VALUE	NEW CONCEPTS HOMES INC.
75	70	212405	9032	ASSOCIATED PARKING	Parking and Tennis Courts for Newport Hi
75	70	212405	9034	EXCESS LAND	NEWPORT HILLS PROFESSIONAL CTR
75	70	212405	9065	EXCESS LAND	DENTAL CLINIC AND HAIR SALON
75	70	212405	9065	ASSOCIATED PARCEL	DENTIST AND BEAUTY SHOP
75	70	212405	9067	EXCESS LAND	SHANNON ONEIL REALTY
75	70	212405	9067	ASSOCIATED PARCEL	DENTIST AND BEAUTY SHOP
75	70	212405	9068	ASSOCIATED PARKING	ASSOC PARKING -9065 AND -9067
75	70	252405	9164	MINIMAL IMP VALUE	RATELCO
75	70	282405	9125	MINIMAL IMP VALUE	BANK OF AMERICA
75	70	282405	9125	ASSOCIATED PARCEL	BANK OF AMERICA
75	70	282405	9139	ASSOCIATED PARKING	VAC LAND
75	70	282405	9140	ASSOCIATED PARCEL	LINE STORES
75	70	292405	9015	MINIMAL IMP VALUE	PORT QUENDALL

75	70	322405	9049	MINIMAL IMP VALUE	PAN ABODE
75	70	334210	1395	ASSOCIATED PARCEL	KENNYDALE METHODIST CHURCH
75	70	334210	3251	EXCESS LAND	KENNYDALE REALTY
75	70	334210	3256	ASSOCIATED PARKING	PARKING LOT
75	70	334210	3272	EXCESS LAND	SUNSET ELECTRONIC COMPANY
75	70	334570	0057	MINIMAL IMP VALUE	OFFICE
75	70	522930	0147	MINIMAL IMP VALUE	KEEPLER FEED & RECYCLING
75	70	607120	0920	ASSOCIATED PARCEL	NEWPORT HILLS CLUB
75	70	607120	0921	ASSOCIATED PARCEL	NEWPORT HILLS CLUB
75	85	022405	9023	EXCESS LAND	ROBINSWOOD PROFESSIONAL CENTER
75	85	220710	0725	ASSOCIATED PARCEL	OFFICE
75	85	220710	0730	ASSOCIATED PARKING	PARKING FOR OFC BLDG
75	85	220720	0905	EXCESS LAND	CLINIC/OFFICE
75	85	220720	0906	EXCESS LAND	CLINIC & OFFICE
75	85	220720	0907	EXCESS LAND	CLINIC & OFFICE
75	85	883890	0273	MINIMAL IMP VALUE	COMBO RESTAURANT
75	85	883890	0274	EXCESS LAND	OFFICE
75	86	185410	0010	ASSOCIATED PARKING	ALBERTSON PARKING
75	86	185410	0020	ASSOCIATED PARCEL	BARTELL DRUGS
75	86	246030	0210	EXCESS LAND	FAIRLAKE PROFESSIONAL PLAZA
75	86	246030	0220	EXCESS LAND	FAIRLAKE PROFESSIONAL PLAZA
75	86	246030	0230	EXCESS LAND	FAIRLAKE PROFESSIONAL PLAZA
75	86	246030	0270	EXCESS LAND	FAIRLAKE PROFESSIONAL PLAZA
75	86	331650	0065	ASSOCIATED PARKING	VACANT LAND
75	86	331650	0070	ASSOCIATED PARKING	VACANT LAND
75	86	331650	0075	ASSOCIATED PARCEL	CROSSROADS OFFICE PARK
75	86	342505	9026	EXCESS LAND	ISLAMIC CENTER OF EASTSIDE
75	86	342505	9207	EXCESS LAND	7-11 STORE
75	86	342505	9246	EXCESS LAND	BELLEVUE VETERINARY HOSPITAL
75	86	352505	9075	EXCESS LAND	OFFICE BLDG.
75	86	352505	9084	ASSOCIATED PARKING	PARKING LOT FOR K-MART AND RETAIL
75	86	352505	9085	ASSOCIATED PARCEL	RETAIL AND OFFICE
75	86	883990	0036	EXCESS LAND	EASTSIDE EXPRESS
75	86	883990	0245	EXCESS LAND	OFFICE
75	86	883990	0246	EXCESS LAND	OFFICE
75	86	883990	0248	EXCESS LAND	14023 NE EIGHTH BUILDING